



GRASSROOTS
REALTY GROUP

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**1609 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2260341



\$575,000

Division:	Copperfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,188 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Alarm System, Out Door Planters

Nestled in Calgary's sought-after Copperfield community, this elegant bi-level residence offers a refined blend of comfort and style. Sun-lit hardwood floors flow through the main living areas, paired with ceramic tile and plush bedroom carpeting. The thoughtful two-bed, two-bath design includes a good-sized primary suite with a four-piece ensuite and walk-in closet, while main-floor laundry sits discreetly between both bedrooms. A striking gas fireplace warms the open-concept living space, seamlessly adjoining a kitchen with an eat-up bar, corner pantry, and dining area that opens through sliding glass doors to a two-tier deck. The fully fenced backyard is a private retreat with mature trees and large planters. Below, the bright unfinished lower level, already roughed-in for a third bath, awaits a custom touch, offering endless possibilities to elevate this Copperfield gem.